

UWI BUILDING STANDARDS PROJECT
April 4, 2003
Working Group Meeting Minutes

Attendees- Bob Raymer, CBIA
Dave Walls, HCD
Kevin Reinertson, HCD
Don Oaks, SoCal FPO
Jim Hunt, Hunt Research Corporation
Dick Harrell, Wildland Fire Services
Rodney Slaughter, SFM
Forrest Craig, NorCal FPO/Novato
Tonya Hoover, Norcal FPO/Moraga-Orinda
Steve Jensen, CALBO/Marin
Vic Peterson, CALBO/Malibu
Ken Blonski, UCFPL/CFSC
John Peterson, Firefree Coatings, Inc.
Harry Moos, Noveon, Inc.
Melissa Frago, SFM

Review of Previous Meeting-

- Forgoing legal opinion on scope and applicability due to pending legislation (Assembly Bill 1216)
- Cost benefit analysis of construction impacts is needed

Action Items-

- Check Chapters 24 and 26 regarding skylight impacts to roofs (Hoover)
- Review existing exterior wall requirements as regards proximity issues (Craig)
- Review past structure ignition research and time/temperature curves (Harrell to coordinate with Steve Quarles)
- Develop a cadre of acceptable materials and methods pursuant to the new building standards (Rx alternatives) to prevent a log jam in the building industry when new standards are implemented (SFM, et al. ongoing)

General Discussion-

- (Raymer) Had a meeting on 3/12/03 with Louis Blumberg, et al. from CDF and Vargas staffer regarding questions on AB 1216, mainly about Very High Fire Hazard Severity Zone maps and local designations, and about 900+ UWI areas on listing. Per Blumberg, the new law would not necessarily activate defensible space requirements in areas covered by new building standards. How can BIA be assured that a UWI designation would not apply to an entire jurisdiction (such as City of Oakland)?
- (Craig) Please suggest (Raymer) any language that might fulfill this need.
- (Raymer) A limitation to VHFHSZ maps only would be acceptable, and a stipulation for CDF/OSFM to work with HCD on the building standards like they did with AB 2787 Disabled Access.
- (Craig) Agreed that clarity on the extent of applicability to UWI is needed.

- (V. Peterson) It's OK that the UWI communities are on the list, and it's OK that the list covers a large portion of the state. It's necessary, and communities need to get the message that action should be taken.
- (Raymer) Model ordinance is acceptable for this breadth of applicability, but a statute needs to be black and white.
- (Slaughter) Could applicability be based on structure density?
- (Jensen) Won't work due to inner city population density.
- (Craig) But including the communities on the list would encourage them to work with the county to activate building standards in the "front" areas of development.
- (Raymer) Two more issues are HCD involvement and authority for inspection.
- (Frago) This issue is already covered in the Building Code, is a local determination, and should not be addressed in this particular bill.
- (Walls) Inspection authority issue does need to be mentioned. HCD input is important. Mention of Pipe Trade Association and NFPA 5000.
- (Slaughter) Change to be proposed to existing Building Code. Will transfer of any new building standards arising out of this project be more difficult with NFPA or ICC?
- (Jensen) This is not a static situation. As development increases, these areas become urbanized. It is up to locals to determine what is problematic, and it may be sufficient to say "all Fire Hazard Severity Zones."
- (Blonski) UWI list was developed out of National Fire Plan for best application of federal funding to prevent losses to federal lands. Fire starts are impacted by population increases. Oakland/Berkeley Hills Fire (1991) was the 2nd or 3rd highest aggregate loss ever experienced. Two questions stand out: Where is the "zone"? There are many ways to evaluate this. And what are the standards?
- (Harrell) Agree with Blonski. UWI publicity is good, and we should do what needs to be done.
- (Hoover) VHFHSZ standard application can move beyond current boundaries if determined locally necessary.
- (Craig) Maybe there could be a model process for applications. Existing Building Code language should work.
- (Raymer) Bill Pennington and Valerie Hall are contacts for coordination with California Energy Commission regulations update.

Considerations-

- CEC is only considering U values and reflectivity in their window standards, not deformity or integrity.
- 1 hour wall is overkill. How do we get past it?
- Local want high housing densities for a variety of reasons. How to mitigate?
- Should same standard be used for walls, windows and doors?
- How to determine that windows passing tests will perform in field as installed?
- Vent information discussed by Jon Peterson from Firefree Coatings. Hex cell mesh with intumescent coating activated at 350 degrees. Testing per ASTM E119. Evaluating cell sizes for best performance. Suggestions?